

AMENDED BY ORDINANCE

NO. 80113-G

ORDINANCE NO. 77 0609-B

AMENDED BY ORDINANCE

NO. 78 0928-A

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

(1) A 5.21 ACRE TRACT OF LAND, LOCALLY KNOWN AS 1600-1622 STASSNEY LANE, AND ALSO BOUNDED BY ST. GEORGE'S GREEN, FROM "A" RESIDENCE DISTRICT TO "O" OFFICE DISTRICT; AND,

(2) TRACT 2, A. R. FOSTER SUBDIVISION, LOCALLY KNOWN AS 3201 MANCHACA ROAD, FROM "A" RESIDENCE DISTRICT TO "BB" RESIDENCE DISTRICT; AND,

(3) LOT 1, SPRAY SUBDIVISION, LOCALLY KNOWN AS 10611 RESEARCH BOULEVARD (U.S. 183) AND ALSO BOUNDED BY CELETA LANE, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "GR" GENERAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; AND,

(4) AN 8,131.20 SQUARE FOOT TRACT OF LAND, LOCALLY KNOWN AS 4208 SOUTH 1ST STREET, FROM "A" RESIDENCE DISTRICT TO "C" COMMERCIAL DISTRICT; AND,

(5) A 13.849 ACRE TRACT OF LAND, LOCALLY KNOWN AS 1700-1800 MEARNS MEADOW DRIVE; 1700-1800 PINE KNOLL DRIVE; 10400 BLOCK OF MACMORA ROAD; AND 10400-10500 ROBINWOOD CIRCLE, FROM "BB" RESIDENCE DISTRICT TO "A" RESIDENCE DISTRICT; AND,

(6) A 4.7276 ACRE TRACT OF LAND, LOCATED AT THE NORTHWEST CORNER OF I. H. 35 AND U. S. 290, AND ALSO BEING BOUNDED BY MIDDLE FISKVILLE ROAD, CLAYTON LANE AND 6000-6008 BROOKS STREET, FROM "C" COMMERCIAL, FIRST HEIGHT AND AREA DISTRICT TO "C" COMMERCIAL, THIRD HEIGHT AND AREA DISTRICT; AND,

(7) TRACT 1: THE NORTHERNMOST TWO HUNDRED FEET OF A 1.966 ACRE TRACT OF LAND, FROM "A" RESIDENCE DISTRICT TO "LR" LOCAL RETAIL DISTRICT; AND,

TRACT 2: A 1.966 ACRE TRACT OF LAND, SAVE AND EXCEPT THE NORTHERNMOST TWO HUNDRED FEET, FROM "A" RESIDENCE DISTRICT TO "BB" RESIDENCE DISTRICT; LOCALLY KNOWN AS 6601-6603 EAST RIVERSIDE DRIVE; AND,

(8) THE SOUTH 56.8 FEET OF LOT 8, THE SOUTH 56.8 FEET OF THE WEST 37 FEET OF LOT 7, AND ADJACENT TEN FEET OF VACATED ALLEY OUT OF BLOCK 77, ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 711 WEST AVENUE, FROM "B" RESIDENCE DISTRICT TO "O" OFFICE DISTRICT; AND,

(9) A 10,600 SQUARE FOOT TRACT OF LAND, SAVE AND EXCEPT THE WESTERNMOST FIFTEEN FEET, LOCALLY KNOWN AS 1302 WEST AVENUE, AND ALSO BEING BOUNDED BY WEST 13TH STREET, FROM "A" RESIDENCE DISTRICT TO "O" OFFICE DISTRICT; AND,

(10) LOT 1 AND THE 2.74 FEET BY 24.3 FEET OF THE VACATED PORTION OF WEST 9TH STREET OF HOOPER'S RESUBDIVISION OF BLOCK 104, ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 809 WEST AVENUE, AND ALSO BEING BOUNDED BY WEST 9TH STREET, FROM "B" RESIDENCE DISTRICT TO "O" OFFICE DISTRICT; AND,

(11) LOTS 1 AND 2, RESUBDIVISION OF LOT 1, OMEGA SUBDIVISION, LOCALLY KNOWN AS 710 DEEN AVENUE AND 8801 NORTH LAMAR BOULEVARD, FROM "LR" LOCAL RETAIL DISTRICT TO "GR" GENERAL RETAIL DISTRICT; AND,

(12) TRACT 1: A 6.78 ACRE TRACT OF LAND, SAVE AND EXCEPT THE NORTHERNMOST 137 FEET (FACING KEN STREET), FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "GR" GENERAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; AND,

TRACT 2: THE NORTHERNMOST 137 FEET (FACING KEN STREET) OF A 6.78 ACRE TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "A" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT; LOCALLY KNOWN AS 9910-10010 NORTH LAMAR BOULEVARD, AND ALSO BEING BOUNDED BY KEN STREET; AND,

(13) TRACT 1: A 21.1 ACRE TRACT OF LAND, SAVE AND EXCEPT THE NORTHERNMOST THIRTY FEET, FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT AND "LR" LOCAL RETAIL, FIRST HEIGHT AND AREA DISTRICT TO "GR" GENERAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; AND,

TRACT 2: THE NORTHERNMOST THIRTY FEET OF A 21.1 ACRE TRACT OF LAND, FROM "LR" LOCAL RETAIL DISTRICT TO "A" RESIDENCE DISTRICT;

LOCALLY KNOWN AS 1509-1903 MONTOPOLIS DRIVE; 1508-1902 VARGAS ROAD; AND THE REAR OF 6300-6506 EAST RIVERSIDE DRIVE; AND,  
 (14) A 4.189 ACRE TRACT OF LAND, LOCATED ON PROPOSED BURTON COURT, FROM "GR" GENERAL RETAIL DISTRICT TO "A" RESIDENCE DISTRICT; AND,  
 (15) LOT 3, BERKMAN DRIVE ADDITION, SECTION 2, LOCALLY KNOWN AS 6701-6717 BERKMAN DRIVE, FROM "LR" LOCAL RETAIL DISTRICT TO "GR" GENERAL RETAIL DISTRICT; AND,  
 (16) A 10,047 SQUARE FOOT TRACT OF LAND, LOCALLY KNOWN AS 1548-1606 BURTON DRIVE, FROM "GR" GENERAL RETAIL DISTRICT TO "C-2" COMMERCIAL DISTRICT; AND,  
 (17) TRACT 4, SUSAN M. ROBERTSON ESTATE SUBDIVISION, (SHEEKS-ROBERTSON HOUSE), LOCALLY KNOWN AS 610 WEST LYNN, FROM "B" RESIDENCE DISTRICT TO "B-H" RESIDENCE-HISTORIC DISTRICT; AND,  
 (18) A 0.25 ACRE TRACT OF LAND, (OLD LAND OFFICE BUILDING), LOCALLY KNOWN AS 112 EAST 11TH STREET, FROM EXEMPT TO EXEMPT "H" HISTORIC DISTRICT; AND,  
 (19) LOT 7, BLOCK 46, ORIGINAL CITY OF AUSTIN, (CARRINGTON-COVERT HOUSE), LOCALLY KNOWN AS 1511 COLORADO, FROM "B" RESIDENCE DISTRICT TO "B-H" RESIDENCE-HISTORIC DISTRICT; AND,  
 (20) LOT 6, BLOCK 46, ORIGINAL CITY OF AUSTIN, (GETHSEMANE LUTHERAN CHURCH), LOCALLY KNOWN AS 1510 CONGRESS AVENUE, FROM "B" RESIDENCE DISTRICT TO "B-H" RESIDENCE-HISTORIC DISTRICT; AND,  
 (21) A 1,936 SQUARE FOOT TRACT OF LAND, (MADISON LOG CABIN), LOCATED IN ROSEWOOD PARK, FROM "A" RESIDENCE DISTRICT TO "A-H" RESIDENCE-HISTORIC DISTRICT; AND,  
 (22) LOT 3, BLOCK 124, ORIGINAL CITY OF AUSTIN, (THE OLD BAKERY), LOCALLY KNOWN AS 1006 CONGRESS AVENUE, FROM "C-2" COMMERCIAL DISTRICT TO "C-2-H" COMMERCIAL-HISTORIC DISTRICT; AND,  
 (23) PART OF THE WEST 60 FEET OF LOT 1, AND THE WEST 42 FEET OF LOT 2, BLOCK 10, ORIGINAL CITY OF AUSTIN, (THE TRASK HOUSE), LOCALLY KNOWN AS 105 NECHES STREET, FROM "C-2" COMMERCIAL DISTRICT TO "C-2-H" COMMERCIAL-HISTORIC DISTRICT; AND,  
 (24) LOTS 1, 2, 3, AND 4, BLOCK 10, HYDE PARK NO. 2, (SMITH-MARCUSE-LOWRY HOUSE), LOCALLY KNOWN AS 3913 AVENUE "C," FROM "B" RESIDENCE DISTRICT TO "B-H" RESIDENCE-HISTORIC DISTRICT; AND,  
 (25) LOT 2, BLOCK 60, ORIGINAL CITY OF AUSTIN, (OLD DEPOT HOTEL), LOCALLY KNOWN AS 504 EAST 5TH STREET, FROM "C-2" COMMERCIAL DISTRICT TO "C-2-H" COMMERCIAL-HISTORIC DISTRICT; AND,  
 (26) A 1.74 ACRE TRACT OF LAND, [A. C. HORTON HOME (HORTON-DUVAL HOME)], LOCATED AT NORTH BLUFF DRIVE AND OLD LOCKHART HIGHWAY, FROM "A" RESIDENCE DISTRICT TO "A-H" RESIDENCE-HISTORIC DISTRICT;  
 ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations on the following properties as indicated.

- (1) From "A" Residence District to "O" Office District on the property described in File C14-75-006, to-wit:

A 5.21 acre tract of land out of the William Cannon League No. 19, in the City of Austin, Travis County, Texas, same being out of and a part of that certain tract of land described in a deed of record in Volume 397, at Page 167, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found at the southeast corner of Lot 13, Block "F," Deer Park, Section 3, a subdivision of record in Book 22, at Page 2, of the Plat Records of Travis County, Texas, which point of beginning is in the north line of Stassney Lane and is the southwest corner of this tract;

THENCE, with the east line of Block "F," Deer Park, Section 3, N 34° 41' E 162.88 feet to an iron pin found, N 38° 00' E 173.00 feet to an iron pin found, N 42° 20' E 173.00 feet to an angle point, N 44° 54' E 174.94 feet to an angle point and N 44° 41' E 114.09 feet to a corner fence post at the most easterly corner of Lot 2, Block "F," Deer Park, Section 3, same being the westerly corner of Lot 26, Block "F," Deer Park, Section 4, a subdivision of record in Book 25, at Page 19, of the Plat Records of Travis County, Texas, and which point is the most westerly north corner of this tract;

THENCE, S 41° 07' E 117.17 feet to an iron pin set at the most southerly corner of Lot 14, same being the most westerly corner of St. George's Green as shown on the plat of Deer Park, Section 4;

THENCE, with the south and east line of St. George's Green, S 69° 12' E 56.03 feet to an iron pin set, N 49° 02' E 61.79 feet to an iron pin set and N 51° 10' E 61.79 feet to an iron pin found at the most westerly corner of Lot 33, Block "C," Deer Park, Section 4, which point is the most easterly north corner of this tract;

THENCE, S 36° 26' E 115.37 feet to an iron pin found at the most southerly corner of Lot 33, same being the most easterly corner of this tract, and which point is in the west right-of-way line, as fenced, of the Missouri Pacific Railroad;

THENCE, with the west right-of-way line, as fenced, of the Missouri Pacific Railroad, in a southwesterly direction with the following seven (7) courses:

- (1) S 53° 46' W 94.96 feet to an iron pin found;
- (2) S 48° 14' W 109.73 feet to an iron pin found;
- (3) S 45° 39' W 109.74 feet to an iron pin found;
- (4) S 40° 53' W 108.87 feet to an iron pin found;
- (5) S 40° 04' W 131.07 feet to an iron pin found;
- (6) S 37° 25' W 76.52 feet to an iron pin found; and,

(7) S 34° 18' W 212.76 feet to an iron pin set at the southeast corner of this tract, which point is in the north line of Stassney Lane;

THENCE, with the north line of Stassney Lane, N 60° 28' W 290.98 feet to the POINT OF BEGINNING;

locally known as 1600-1622 Stassney Lane, and also being bounded by St. George's Green, in the City of Austin, Travis County, Texas.

- (2) From "A" Residence District to "BB" Residence District on the property described in File C14-76-116, to-wit:

Tract 2, A. R. Foster Subdivision, of record in Volume 2931, at Page 183, of the Deed Records of Travis County, Texas,

locally known as 3201 Manchaca Road, in the City of Austin, Travis County, Texas.

- (3) From Interim "AA" Residence, Interim First Height and Area District to "GR" General Retail, First Height and Area District on the property described in File C14-77-011, to-wit:

Lot 1, Spray Subdivision, out of the James Rogers Survey in Travis County, Texas, according to a map or plat of record in Book 28, at Page 31, of the Plat Records of Travis County, Texas,

locally known as 10611 Research Boulevard (U. S. 183) and also being bounded by Celeta Lane, in the City of Austin, Travis County, Texas.

- (4) From "A" Residence District to "C" Commercial District on the property described in File C14-77-017, to-wit:

An 8,131.20 square foot tract of land out of Lot 8, Division "D," of the Partition of the Estate of James E. Bouldin, in Cause No. 8930, in the District Court of Travis County, Texas, being a part of that certain tract conveyed to Charles M. Goodnight by deed recorded in Volume 1843, at Page 350, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake in the west right-of-way line of South First Street located approximately 140 feet S 30° 00' W from the south line of Radam Lane; said Beginning Point being in the north line of that certain tract conveyed to Charles M. Goodnight by deed recorded in Volume 1843, at Page 350, of the Deed Records of Travis County, Texas, and being the northwest corner of that certain strip of land conveyed to the City of Austin for street purposes, by deed recorded in Volume 2215, at Page 71, of the Deed Records of Travis County, Texas, for the northeast corner of the tract herein described;

THENCE, with the west line of South First Street and the west line of the said tract conveyed to the City of Austin, S 30° 00' W 60.0 feet to an iron stake at the southwest corner of the said City of Austin tract in the south line of the said tract conveyed to Charles M. Goodnight, for the southeast corner of this tract;

THENCE, with the south line of the said Goodnight tract, N 60° 00' W 135.49 feet to an iron stake at fence corner post at the southwest corner of the said Goodnight tract, for the southwest corner of this tract;

THENCE, with the west line of the said Goodnight tract, N 29° 57' E 60.0 feet to an iron stake found at the northwest corner of the said Goodnight tract, for the northwest corner of this tract;

THENCE, with the north line of the said Goodnight tract, S 60° 00' E 135.55 feet to the PLACE OF BEGINNING,

locally known as 4208 South 1st Street, in the City of Austin, Travis County, Texas.

- (5) From "BB" Residence District to "A" Residence District on the property described in File C14-77-020, to-wit:

A 13.849 acre tract of land out of the John Applegate Survey in Travis County, Texas, being a portion of that certain 29.979 acre tract conveyed to Raymond E. Thomas and Bernard Lauterborn by deed recorded in Volume 4040, at Page 242, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found in the east line of Lot 9, Block "C," Brook Meadow, a plat of record in Book 66, at Page 44, of the plat records of Travis County, Texas, from said beginning point the most southeast corner of said Lot 9, Block "C," bears S 30° 35' W 62.60 feet;

THENCE, N 30° 35' E with the east line of Brook Meadow, 761.38 feet to an iron pin found at the northeast corner of said Brook Meadow also being in the southline of a tract of land conveyed to Arthur Smith by deed recorded in Volume 1639, at Page 75, of the Deed Records of Travis County, Texas;

THENCE, S 59° 44' E with said Smith tract 441.70 feet to an iron pin found being the southeast corner of said Smith tract also being the southwest corner of Macmor Acres, a plat of record in Book 2, at Page 70, of the Plat Records of Travis County, Texas;

THENCE, S 59° 15' E with the south line of Macmor Acres, 206.43 feet to an iron pin found being the northwest corner of Quail Creek West, Phase II, Section 9, a plat of record in Book 59, at Page 68, of the Plat Records of Travis County, Texas;

THENCE, S 30° 11' W with the west line of Quail Creek West, Phase II, Section 9, 1,031.02 feet to an iron pin found;

THENCE, with the north line of a 13.47 acre tract of land conveyed to Annco, Inc., by deed recorded in Volume 5536, at Page 204, of the Deed Records of Travis County, Texas, the following two (2) courses:

- (1) N 43° 27' W 500.00 feet to an iron pin found;
- (2) N 22° 43' W 217.73 feet to the PLACE OF BEGINNING,

locally known as 1700-1800 Mearns Meadow Drive; 1700-1800 Pine Knoll Drive; 10400 Block of Macmora Road; and 10400-10500 Robinwood Circle, in the City of Austin, Travis County, Texas.

- (6) From "C" Commercial, First Height and Area District to "C" Commercial, Third Height and Area District on the property described in File C14-77-025, to-wit:

A 4.7276 acre tract of land being all of Lot 3, Duval Heights, a subdivision in the City of Austin, Travis County, Texas, found of record in Plat Book 2, at Page 189, of the Travis County, Texas Plat Records, a portion of Lots 4-A and 18-A Resubdivision of Lot 18 Brooks Subdivision and Lot 4, Duval Heights, a subdivision in the City of Austin, Travis County, Texas, found of record in Plat Book 49, at Page 9, of the Travis County, Texas Plat Records, and all of Lot 15, and a portion of Lot 16 and Lot 17, Block 2, Brooks Subdivision, a subdivision in the City of Austin, Travis County, Texas, found of record in Plat Book 4, at Page 237, of the Travis County, Texas Plat Records and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found in the west line of Brooks Street, at the northeast corner of the above said Lot 15, same being the southeast corner of Lot 1, Brooks Square, a subdivision in the City of Austin, Travis County, Texas, found of record in Plat Book 74, at Page 22, of the Travis County, Texas Plat Records, for the northeast corner of the parcel herein described;

THENCE, with the west line of said Brooks Street, S 29° 58' 12" W 52.02 feet to a concrete right-of-way marker found in the present north line of U. S. Highway No. 290 for the most easterly southeast corner of the parcel herein described;

THENCE, with the present north line of said highway, S 73° 26' 56" W 298.38 feet to a concrete right-of-way marker found at the beginning of a curve to the right whose elements are: Central Angle 45° 46' 35", Tangent of 120.94 feet, Radius of 286.48 feet, Arc Distance of 228.88 feet, and whose longchord bears N 83° 39' 46" W a distance of 222.84 feet to a concrete right-of-way marker found at the end of said curve;

THENCE, S 30° 20' 33" W 10.00 feet to a point in the present north line of Clayton Lane for the most southerly southeast corner of the parcel herein described, said point also being at the southeast corner of the above said Lot 3;

THENCE, with the present north line of said Clayton Lane, N 60° 11' 54" W 284.83 feet to a point at the southwest corner of said Lot 3, same being the northeast corner intersection of said Clayton Lane and Middle Fiskville Road, for the southwest corner of the parcel herein described;

THENCE, with the present east line of said Middle Fiskville Road, N 29° 52' E at 10.0 feet pass an iron pin found, continue for a total distance of 371.57 feet to an iron pin found at the northwest corner of said Lot 3, for the northwest corner of the parcel herein described;

THENCE, leaving said Middle Fiskville Road and with the south line of the above said Block 2, Brooks Subdivision and the south line of the above said Lot 1, Brooks Square, the following two (2) courses:

(1) S 59° 41' 56" E 575.40 feet to an iron pin found;

(2) S 60° 15' E 119.64 feet to the PLACE OF BEGINNING,

located at the northwest corner of I. H. 35 and U. S. 290, and also being bounded by Middle Fiskville Road, Clayton Lane and 6000-6008 Brooks Street, in the City of Austin, Travis County, Texas.

- (7) TRACT 1: From "A" Residence District to "LR"  
Local Retail District on the property  
described in File C14-77-026, to-wit:

The Northernmost 200 feet of a 1.966 acre tract of land; said 1.966 acre tract of land being out of the Santiago Del Valle Grant in Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake set in the south line of a public road, N 61° 40' W 1,014.82 feet from the northeast corner of that certain 110.57 acre tract of land conveyed by James H. Maxwell to Robert B. Thrasher, et al., by deed dated December 22, 1945, of record in Book 776, at Page 527, of the Deed Records of Travis County, Texas, for the northwest corner of this tract;

THENCE, S 61° 40' E 138.28 feet to an iron stake for corner of this tract;

THENCE, S 30° 15' W 630.3 feet to an iron stake for a corner of this tract;

THENCE, N 61° 40' W 138.28 feet to an iron stake for the southwest corner of this tract;

THENCE, N 30° 15' E 630.3 feet to the PLACE OF BEGINNING; and,

- TRACT 2: From "A" Residence District to "BB"  
Residence District on the property  
described in File C14-77-026, to-wit:

A 1.966 acre tract of land, SAVE AND EXCEPT the northernmost 200 feet; said 1.966 acre tract of land being out of the Santiago Del Valle Grant in Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake set in the south line of a public road, N 61° 40' W 1,014.82 feet from the northeast corner of that certain 110.57 acre tract of land conveyed by James H. Maxwell to Robert B. Thrasher, et al., by deed dated December 22, 1945, of record in Book 776, at Page 527, of the Deed Records of Travis County, Texas, for the northwest corner of this tract;

THENCE, S 61° 40' E 138.28 feet to an iron stake for corner of this tract;

THENCE, S 30° 15' W 630.3 feet to an iron stake for a corner of this tract;

THENCE, N 61° 40' W 138.28 feet to an iron stake for the southwest corner of this tract;

THENCE, N 30° 15' E 630.3 feet to the PLACE OF BEGINNING,

locally known as 6601-6603 East Riverside Drive, in the City of Austin, Travis County, Texas.

- (8) From "B" Residence District to "O" Office District on the property described in File C14-77-028, to-wit:

The south 56.8 feet of Lot 8, the south 56.8 feet of the west 37 feet of Lot 7, and adjacent 10 feet of vacated alley out of Block 77, Original City of Austin, as recorded in Volume 3970, at Pages 1321-1323, of the Deed Records of Travis County, Texas,

locally known as 711 West Avenue, in the City of Austin, Travis County, Texas.

- (9) From "A" Residence District to "O" Office District on the property described in File C14-77-031, to-wit:

A 10,600 square foot tract of land, SAVE AND EXCEPT the westernmost fifteen feet; said 10,600 square foot tract of land being all of that certain tract or parcel of land out of Outlot 7, Division "E," Original City of Austin, Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin at the intersection of the west right-of-way line of West Avenue, with the north right-of-way line of West 13th Street, for the southeast corner hereof;

THENCE, along the north right-of-way line of West 13th Street, N 71° 15' W for a distance of 200.00 feet to an iron pin for the southwest corner hereof;



THENCE, along the west line of the herein described tract of land, N 19° 00' E for a distance of 53.00 feet to an iron pin for the northwest corner hereof;

THENCE, along the north line of the herein described tract of land, S 71° 15' E for a distance of 200.00 feet to an iron pin in the west right-of-way line of West Avenue for the northeast corner hereof;

THENCE, along the west right-of-way line of West Avenue, S 19° 00' W for a distance of 53.00 feet to the PLACE OF BEGINNING,

locally known as 1302 West Avenue, and also being bounded by West 13th Street, in the City of Austin, Travis County, Texas.

- (10) From "B" Residence District to "O" Office District on the property described in File C14-77-034, to-wit:

Lot 1 and the 2.74 feet by 24.3 feet of the vacated portion of West 9th Street of Hooper's Resubdivision of Block 104, Original City of Austin, as recorded in Volume 5270, at Page 2110, of the Deed Records of Travis County, Texas,

locally known as 809 West Avenue, and also being bounded by West 9th Street, in the City of Austin, Travis County, Texas.

- (11) From "LR" Local Retail District to "GR" General Retail District on the property described in File C14-77-035, to-wit:

Lots 1 and 2, Resubdivision of Lot 1, Omega Subdivision, as recorded in Volume 5636, at Page 1600, of the Deed Records of Travis County, Texas,

locally known as 710 Deen Avenue and 8801 North Lamar Boulevard, in the City of Austin, Travis County, Texas.

- (12) TRACT 1: From Interim "AA" Residence, Interim First Height and Area District to "GR" General Retail, First Height and Area District on the property described in File C14-77-036, to-wit:

A 6.78 acre tract of land, SAVE AND EXCEPT the northernmost 137 feet (facing Ken Street); said 6.78 acre tract of land being comprised of two tracts of land, one containing two acres of land and the other containing 4.78 acres of land, and being more particularly described by metes and bounds as follows:

A 2 acre tract of land being all that certain tract of land conveyed to Carl T. Norwood, et ux., as recorded in Volume 1404, at Page 260, of the Travis County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING for reference at the intersection of the south right-of-way line of Ken Avenue with the west right-of-way line of North Lamar Boulevard;

THENCE, along the west right-of-way line of North Lamar Boulevard, S 27° W for a distance of approximately 136 feet to a point for the northeast corner and the Place of Beginning of this tract;

THENCE, continuing with the west right-of-way of said road, S 27° W 208.8 feet to an iron pipe;

THENCE, N 60° W 417.6 feet to an iron pipe;

THENCE, N 27° E 208.8 feet to an iron pipe;

THENCE, S 60° E 417.6 feet to the PLACE OF BEGINNING; and,

A 4.78 acre tract of land, being all that certain tract of land conveyed to Wallace L. Smith, et ux., as recorded in Volume 1325, at Pages 428-430, of the Travis County, Texas Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING for reference at the intersection of the south right-of-way line of Ken Street with the west right-of-way line of North Lamar Boulevard;

THENCE, S 27° W for a distance of approximately 345 feet to a point for the most easterly northeast corner and the Place of Beginning of this tract;

THENCE, N 60° W 417.4 feet to an iron stake under fence;

THENCE, N 27° E approximately 345 feet to a point for the most northerly northeast corner of this tract;

THENCE, N 62° W 350.2 feet to an iron stake in a field;

THENCE, S 29° W 454 feet to an iron pipe for the southwest corner of this tract;

THENCE, S 62° E 790 feet to an iron pipe under fence in the west right-of-way line of North Lamar Boulevard;

THENCE, N 27° E 104 feet to the PLACE OF BEGINNING; and,

TRACT 2: From Interim "AA" Residence, Interim First Height and Area District to "A" Residence, First Height and Area District.

The northernmost 137 feet (facing Ken Street) of a 6.78 acre tract of land; said 6.78 acre tract of land being comprised of two tracts of land, one containing two acres of land, and the other containing 4.78 acres of land; said 6.78 acre tract of land being more particularly described as follows:

A 2 acre tract of land being all that certain tract of land conveyed to Carl T. Norwood, et ux., as recorded in Volume 1404, at Page 260, of the Travis County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING for reference at the intersection of the south right-of-way line of Ken Avenue with the west right-of-way line of North Lamar Boulevard;

THENCE, along the west right-of-way line of North Lamar Boulevard, S 27° W for a distance of approximately 136 feet to a point for the northeast corner and the Place of Beginning of this tract;

THENCE, continuing with the west right-of-way of said road, S 27° W 208.8 feet to an iron pipe;

THENCE, N 60° W 417.6 feet to an iron pipe;

THENCE, N 27° E 208.8 feet to an iron pipe;

THENCE, S 60° E 417.6 feet to the PLACE OF BEGINNING; and,

A 4.78 acre tract of land, being all that certain tract of land conveyed to Wallace L. Smith, et ux., as recorded in Volume 1325, at Pages 428-430, of the Travis County, Texas Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING for reference at the intersection of the south right-of-way line of Ken Street with the west right-of-way line of North Lamar Boulevard;

THENCE, S 27° W for a distance of approximately 345 feet to a point for the most easterly northeast corner and the Place of Beginning of this tract;

THENCE, N 60° W 417.4 feet to an iron stake under fence;

THENCE, N 27° E approximately 345 feet to a point for the most northerly northeast corner of this tract;

THENCE, N 62° W 350.2 feet to an iron stake in a field;

THENCE, S 29° W 454 feet to an iron pipe for the southwest corner of this tract;

THENCE, S 62° E 790 feet to an iron pipe under fence in the west right-of-way line of North Lamar Boulevard;

THENCE, N 27° E 104 feet to the PLACE OF BEGINNING,  
locally known as 9910-10010 North Lamar Boulevard and also being bounded by  
Ken Street, in the City of Austin, Travis County, Texas.

- (13) TRACT 1: From Interim "A" Residence, Interim  
First Height and Area District and "LR" Local  
Retail, First Height and Area District to "GR"  
General Retail, First Height and Area District  
on the property described in File C14-77-037,  
to-wit:

A 21.1 acre tract of land, more or less, SAVE AND  
EXCEPT the northernmost thirty feet; said 21.1  
acre tract of land being out of the Santiago Del  
Valle Grant, in Travis County, Texas, a part of  
that certain land conveyed to Delmo M. Pearce by  
two (2) separate deeds recorded in Volume 3301, at  
Page 1138, and Volume 3305, at Page 677, of the  
Deed Records of Travis County, Texas, and being  
more particularly described by metes and bounds  
as follows:

BEGINNING at a point in the east line of Montopolis Drive, being the  
east line of that certain 0.36 acre strip of land conveyed to the City of Austin  
by deed recorded in the Deed Records of Travis County, Texas, for the southwest  
corner of the tract herein described from which the intersection of the east line  
of Montopolis Drive and the north line of East Riverside Drive, being the south-  
east corner of the said 0.36 acre strip of land, bears S 30° 15' W 160.13 feet;

THENCE, with the east line of Montopolis Drive, being the east line of  
the said 0.36 acre tract, N 30° 15' E approximately 1,220 feet to the southwest  
corner of Lot 1, Chernosky Subdivision No. 17, for the northwest corner of this  
tract;

THENCE, with the south line of Chernosky Subdivision No. 17, S 58° 43'  
E approximately 822 feet to a point in the west line of Vargas Road and the  
east line of the said Pearce tract, for the northeast corner of this tract;

THENCE, with the west line of Vargas Road and the east line of the  
said Pearce tract, S 34° 34' W approximately 1,182 feet to a point in the old  
city limit line, for the southeast corner of this tract;

THENCE, with the old city limit line, N 61° 51' W 735.46 feet to the  
PLACE OF BEGINNING; and,

- TRACT 2: From "LR" Local Retail District to  
"A" Residence District on the property  
described in File C14-77-037, to-wit:

The northernmost thirty feet of a 21.1 acre tract  
of land; said 21.1 acre tract of land, more or less,  
being out of the Santiago Del Valle Grant, in Travis

County, Texas, a part of that certain land conveyed to Delmo M. Pearce by two (2) separate deed recorded in Volume 3301, at Page 1138, and Volume 3305, at Page 677, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the east line of Montopolis Drive, being the east line of that certain 0.36 acre strip of land conveyed to the City of Austin by deed recorded in the Deed Records of Travis County, Texas, for the southwest corner of the tract herein described from which the intersection of the east line of Montopolis Drive and the north line of East Riverside Drive, being the southeast corner of the said 0.36 acre strip of land, bears S 30° 15' W 160.13 feet;

THENCE, with the east line of Montopolis Drive, being the east line of the said 0.36 acre tract, N 30° 15' E approximately 1,220 feet to the southwest corner of Lot 1, Chernosky Subdivision No. 17, for the northwest corner of this tract;

THENCE, with the south line of Chernosky Subdivision No. 17, S 58° 43' E approximately 822 feet to a point in the west line of Vargas Road and the east line of the said Pearce tract, for the northeast corner of this tract;

THENCE, with the west line of Vargas Road and the east line of the said Pearce tract, S 34° 34' W approximately 1,182 feet to a point in the old city limit line, for the southeast corner of this tract;

THENCE, with the old city limit line, N 61° 51' W 735.46 feet to the PLACE OF BEGINNING;

locally known as 1509-1903 Montopolis Drive; 1508-1902 Vargas Road; and the Rear of 6300-6506 East Riverside Drive, in the City of Austin, Travis County, Texas.

- (14) From "GR" General Retail District to "A" Residence District on the property described in File C14-77-042, to-wit:

A 4.189 acre tract of land, being all of that certain tract or parcel of land, being Lots 2 through 24 inclusive, of proposed Parker Heights, Section 4, a subdivision in Travis County, Texas, being a resub-division of Tract 1 of Parker Heights, Section 2 amended, a subdivision in Travis County, Texas, as recorded in Plat Book 52, at Page 5, of the Plat Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING for reference at an iron pin found in the east right-of-way line of Burleson Road, same being the most southerly corner of the above described Parker Heights, Section 4, and the most easterly corner of Willow Creek, Section 5, a subdivision in Travis County, Texas, as recorded in Plat Book 63, at Page 21, of the Plat Records of Travis County, Texas;

THENCE, with the southeast line of the said Parker Heights, Section 4, N 29° 39' E for a distance of 340.35 feet to an iron pin set at the most southerly corner of Lot 2 of said Parker Heights, Section 4, for the most southerly corner and Place of Beginning hereof;

THENCE, with the southwest line of the said Lot 2, N 29° 45' W for a distance of 212.47 feet to an iron pin set in the curving southeast right-of-way line of Burton Court, for an angle point hereof;

THENCE, with the curving southeast right-of-way line of Burton Court, the following courses:

(1) With a curve to the left whose radius is 330 feet, whose central angle is 08° 21', and whose chord bears N 60° 16' E for a distance of 48.05 feet to an angle point;

(2) Continuing with a curve whose radius is 330 feet, whose central angle is 08° 42', and whose chord bears N 51° 44' E for a distance of 50.06 feet to an angle point;

(3) Continuing with a curve to the left whose radius is 330 feet, whose central angle is 08° 42', and whose chord bears N 43° 02' E for a distance of 50.06 feet to an angle point;

(4) Continuing with a curve to the left whose radius is 330 feet, whose central angle is 09° 02', and whose chord bears N 34° 10' E for a distance of 51.97 feet to a point of tangency hereof;

THENCE, continuing with the right-of-way line of Burton Court, the following courses:

(1) N 29° 39' E for a distance of 310.45 feet to a point of curvature hereof;

(2) With a curve to the right whose central angle is 53° 09', whose radius is 15.00 feet, and whose chord bears N 56° 13' E for a distance of 13.42 feet to a point of reverse curvature hereof;

(3) With a cul-de-sac curve whose central angle is 286° 16', whose radius is 60.00 feet, and whose chord bears N 60° 21' W for a distance of 72.00 feet to a point of reverse curvature hereof;

(4) With a curve to the right whose central angle is 53° 09', whose radius is 15.00 feet, whose chord bears S 03° 05' W for a distance of 13.42 feet to a point of tangency hereof;

(5) S 29° 39' W for a distance of 310.45 feet to a point of curvature hereof;

(6) With a curve to the right whose central angle is 08° 30', whose radius is 270.00 feet and whose chord bears S 33° 54' W for a distance of 40.02 feet to an angle point;

(7) Continuing with a curve to the left whose radius is 270.00 feet, whose central angle is 16° 11', and whose chord bears S 46° 15' W for a distance of 76.01 feet to the southerly corner of Lot 24 of said Parker Heights, Section 4;

THENCE, with the southwest line of said Lot 24, N 36° 44' W for a distance of 124.77 feet to the most westerly corner of the said Lot 24;

THENCE, with the northwest line of the herein described tract, the following courses:

(1) N 26° 11' E for a distance of 40.00 feet to an angle point;

(2) N 33° 52' E for a distance of 50.00 feet to an angle point;

(3) N 29° 39' E for a distance of 480.00 feet to an angle point;

(4) N 06° 39' E for a distance of 21.39 feet to the most northerly corner of Lot 15 of said Parker Heights, Section 4;

THENCE, with the northeast line of Lots 13, 14 and 15, of said Parker Heights, Section 4, S 63° 24' E for a distance of 316.66 feet to the most easterly corner of the herein described tract, same being the most easterly corner of Lot 13, of said Parker Heights, Section 4;

THENCE, with the southeast line of the said Parker Heights, Section 4, S 29° 39' W for a distance of 838.40 feet to the PLACE OF BEGINNING,

located on Proposed Burton Court, in the City of Austin, Travis County, Texas.

- (15) From "LR" Local Retail District to "GR" General Retail District on the property described in File C14-77-043, to-wit:

Lot 3, Berkman Drive Addition, Section 2, a subdivision in the City of Austin, Travis County, Texas, according to a map or plat of record in Book 48, at Page 25, of the Plat Records of Travis County, Texas,

locally known as 6701-6717 Berkman Drive, in the City of Austin, Travis County, Texas.

- (16) From "GR" General Retail District to "C-2" Commercial District on the property described in File C14-77-044, to-wit:

A 10,047 square foot tract of land, being comprised of two tracts of land, one containing 4,305 square feet and the other containing 5,742 square feet; and being more particularly described by metes and bounds as follows:

A 4,305 square foot tract of land, being all of that certain parcel or tract of land being a portion of Lot 11-D of the Second Resubdivision of Colorado Hills Estates, Section 5, a subdivision in the City of Austin, as recorded in Plat Book 56, at Page 72, of the Plat

Records of Travis County, Texas, as conveyed to Pioneer Trust and Savings by deed recorded in Volume 5481, at Page 1610, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING for reference at an iron pin found in the northwest right-of-way line of Burton Drive at the most southerly southeast corner of the above described Lot 11-D, said pin also being the southwest corner of Lot 11-E of the above described Second Resubdivision of Colorado Hills Estates, Section 5;

THENCE, with the common line between said Lots 11-D and 11-E, N 32° 13' W for a distance of 136.78 feet to an iron pin set in the south edge of a retaining wall;

THENCE, S 57° 59' W for a distance of 83.2 feet to a point;

THENCE, S 32° 13' E for a distance of 4.95 feet to a point for the northeast corner and Place of Beginning hereof;

THENCE, S 32° 13' E for a distance of 48.0 feet to a point for an inside corner hereof;

THENCE, N 57° 47' E for a distance of 9.9 feet to a point for an ell corner hereof;

THENCE, S 32° 13' E for a distance of 52.4 feet to a point for the southeast corner hereof;

THENCE, S 57° 47' W for a distance of 52.2 feet to a point for the southwest corner hereof;

THENCE, N 32° 13' W for a distance of 52.4 feet to a point for an ell corner hereof;

THENCE, N 57° 47' E for a distance of 9.6 feet to a point for an inside corner hereof;

THENCE, N 32° 13' W for a distance of 48.0 feet to a point for the northwest corner hereof;

THENCE, N 57° 47' E for a distance of 32.7 feet to the PLACE OF BEGINNING; and,

A 5,742 square foot tract of land, being all of that certain parcel or tract of land being a portion of Lot 11-D of the Second Resubdivision of Colorado Hills Estates, Section 5, a subdivision in the City of Austin, as recorded in Plat Book 56, at Page 72, of the Plat Records of Travis County, Texas, as conveyed to Pioneer Trust and Savings by deed recorded in Volume 5481, at Page 1610, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:



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BEGINNING for reference at an iron pin found in the northwest right-of-way line of Burton Drive at the most southerly southeast corner of the above described Lot 11-D, said pin also being the southwest corner of Lot 11-E of the above described Second Resubdivision of Colorado Hills Estates, Section 5;

THENCE, with the common line between said Lots 11-D and 11-E, N 32° 13' W for a distance of 136.78 feet to an iron pin set in the south edge of a retaining wall;

THENCE, S 57° 59' W for a distance of 143.8 feet to a point;

THENCE, S 32° 13' E for a distance of 4.8 feet to a point for the northeast corner and Place of Beginning hereof;

THENCE, S 32° 13' E for a distance of 20.3 feet to a point for an ell corner hereof;

THENCE, S 57° 47' W for a distance of 8.2 feet to a point for an inside corner hereof;

THENCE, S 32° 13' E for a distance of 83.2 feet to a point for an inside corner hereof;

THENCE, N 57° 47' E for a distance of 8.2 feet to a point for an ell corner hereof;

THENCE, S 32° 13' E for a distance of 19.9 feet to a point for the southeast corner hereof;

THENCE, S 57° 47' W for a distance of 57.4 feet to a point for the southwest corner hereof;

THENCE, N 32° 13' W for a distance of 20.3 feet to a point for an ell corner hereof;

THENCE, N 57° 47' E for a distance of 8.2 feet to a point for an inside corner hereof;

THENCE, N 32° 13' W for a distance of 83.2 feet to a point for an inside corner hereof;

THENCE, S 57° 47' W for a distance of 8.2 feet to a point for an ell corner hereof;

THENCE, N 32° 13' W for a distance of 20.3 feet to a point for the northwest corner hereof;

THENCE, N 57° 47' E for a distance of 57.4 feet to the PLACE OF BEGINNING,

locally known as 1548-1606 Burton Drive, in the City of Austin, Travis County, Texas.

- (17) From "B" Residence District to "B-H" Residence-Historic District on the property described in File C14h-76-001, to-wit:

Tract 4, Susan M. Robertson Estate Subdivision,  
of record in Volume 5564, at Page 316, of the  
Deed Records of Travis County, Texas,

locally known as 610 West Lynn (Sheeks-Robertson House), in the City of Austin,  
Travis County, Texas.

- (18) From Exempt to Exempt "H" Historic District  
on the property described in File C14h-76-018,  
to-wit:

A 0.25 acre tract of land, being out of and a part  
of the Capitol Square out of the Original City as  
platted and of record in the General Land Office,  
and being also a part of that portion of Brazos  
Street which was vacated, and being more particu-  
larly described by metes and bounds as follows:

BEGINNING for reference at the intersection of the east right-of-way  
line of Brazos Street with the south right-of-way line of East 11th Street for  
point of reference;

THENCE, S 72° 00' E 30.0 feet with the south right-of-way line of East  
11th Street to a point;

THENCE, N 18° 00' E 80.0 feet to a point in the north right-of-way line  
of East 11th Street for the southwest corner and Point of Beginning of this tract;

THENCE, continuing N 18° 00' E for a distance of 160.0 feet to a point  
for northwest corner;

THENCE, S 72° 00' E a distance of 68.0 feet to a point for the north-  
east corner;

THENCE, S 18° 00' W a distance of 160.0 feet to a point for the south-  
east corner;

THENCE, N 72° 00' W a distance of 68.0 feet to a point for the south-  
west corner and POINT OF BEGINNING,

locally known as 112 East 11th Street (Old Land Office Building), in the City of  
Austin, Travis County, Texas.

- (19) From "B" Residence District to "B-H"  
Residence-Historic District on the property  
described in File C14h-76-019, to-wit:

Lot 7, Block 46, Original City of Austin, as  
recorded in Volume 3484, at Page 295, of the  
Deed Records of Travis County, Texas,

locally known as 1511 Colorado (Carrington-Covert House), in the City of Austin,  
Travis County, Texas.

- (20) From "B" Residence District to "B-H"  
Residence-Historic District on the property  
described in File C14h-76-020, to-wit:

Lot 6, Block 46, Original City of Austin, as  
recorded in Volume 3484, at Page 299, of the  
Deed Records of Travis County, Texas,

locally known as 1510 Congress Avenue (Gethsemane Lutheran Church), in the City  
of Austin, Travis County, Texas.

- (21) From "A" Residence District to "A-H"  
Residence-Historic District on the  
property described in File C14h-76-021,  
to-wit:

A 1,936 square foot tract of land out of a  
13.394 acre tract of land conveyed to the City  
of Austin by Mrs. Emmy Huppertz on August 8,  
1928, and of record in Book 417, at Page 599,  
of the Deed Records of Travis County, Texas, and  
being more particularly described by metes and  
bounds as follows:

BEGINNING for reference at the intersection of the centerline of  
Chestnut Avenue with the centerline of Rosewood Avenue;

THENCE, N 80° 40' 30" E along the centerline of Rosewood Avenue a  
distance of 277.15 feet to an angle point;

THENCE, N 12° 53' E a distance of 218.33 feet to an angle point on  
a sidewalk;

THENCE, along said sidewalk, the following five (5) courses:

- (1) N 44° 45' E 98.94 feet to an angle point;
- (2) N 13° 38' E 61.33 feet to an angle point;
- (3) N 73° 00' W 90.8 feet to an angle point;
- (4) S 35° 59' W 13.0 feet to an angle point;
- (5) S 38° 54' W 33.33 feet to the Point of Beginning;

THENCE, S 83° 10' E 44.0 feet to a point for the northeast corner of  
this tract;

THENCE, S 06° 50' W 44.0 feet to a point for the southeast corner of  
this tract;

THENCE, N 83° 10' W 44.0 feet to a point for the southwest corner of  
this tract;

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THENCE, N 06° 50' E 44.0 feet to a point for the northwest corner of this tract and the POINT OF BEGINNING,

located in Rosewood Park (Madison Log Cabin), in the City of Austin, Travis County, Texas.

- (22) From "C-2" Commercial District to "C-2-H" Commercial-Historic District on the property described in File C14h-76-024, to-wit:

Lot 3, Block 124, Original City of Austin, of record in Volume 3814, at Pages 1623-1624, of the Deed Records of Travis County, Texas,

locally known as 1006 Congress Avenue (Old Bakery), in the City of Austin, Travis County, Texas.

- (23) From "C-2" Commercial District to "C-2-H" Commercial-Historic District on the property described in File C14h-74-026, to-wit:

Part of the West 60 feet of Lot 1, and the West 42 feet of Lot 2, Block 10, Original City of Austin, as recorded in Volume 4137, at Page 721, of the Deed Records of Travis County, Texas,

locally known as 105 Neches Street (The Trask House), in the City of Austin, Travis County, Texas.

- (24) From "B" Residence District to "B-H" Residence-Historic District on the property described in File C14h-76-002, to-wit:

Lots 1, 2, 3 and 4, Block 10, Hyde Park No. 2, as recorded in Volume 5413, at Page 1312, of the Deed Records of Travis County, Texas,

locally known as 3913 Avenue "C" (Smith-Marcuse-Lowry House), in the City of Austin, Travis County, Texas.

- (25) From "C-2" Commercial District to "C-2-H" Commercial-Historic District on the property described in File C14h-77-008, to-wit:

Lot 2, Block 60, Original City of Austin, as recorded in Volume 5752, at Page 855, of the Deed Records of Travis County, Texas,

locally known as 504 East 5th Street (Old Depot Hotel), in the City of Austin, Travis County, Texas.

- (26) From "A" Residence District to "A-H" Residence-Historic District on the property described in File C14h-77-009, to-wit:

A 1.74 acre tract of land, being a portion of the Santiago Del Valle Grant in Travis County, Texas, and being also a portion of that 111.96 acre tract of land which was conveyed by Herman Ottmer and wife, Bertha Ottmer to Mrs. Mary A. Stark in accordance with a deed which is recorded in Travis County Deed Records, in Volume 1003, at Pages 489-494, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake on the west line of the Old Lockhart Highway now known as Bluff Springs Road, said stake being S 69° 46' E 845.76 feet, S 06° 45' W 531.84 feet, and S 83° 15' E 239.42 feet distant from the most northerly or northwest corner of that 111.96 acre tract of land which was conveyed by Herman Ottmer and wife, Bertha Ottmer to Mrs. Mary A. Stark in accordance with a deed which is recorded in Travis County Deed Records, in Volume 1003, at Pages 489-494;

THENCE, with the west line of the old Lockhart Highway as found fenced in the years 1949 and 1953, S 06° 45' W 287.57 feet to an iron stake near a fence corner, for southeast corner of this tract;

THENCE, N 83° 15' W 287.52 feet to an iron stake for the southwest corner of this tract;

THENCE, N 16° 12' E 291.27 feet to an iron stake which is the northwest corner of the tract here described;

THENCE, S 83° 15' E 239.42 feet to the PLACE OF BEGINNING,

located at North Bluff Drive and Old Lockhart Highway [A. C. Horton Home (Horton-Duval House)], in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

June 9 1977

APPROVED:

City Attorney

ATTEST:

City Clerk

08JUN77

JM:vs